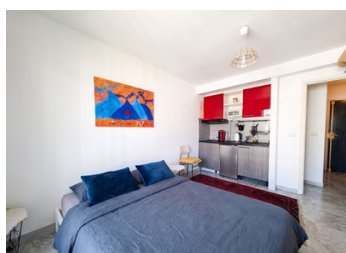
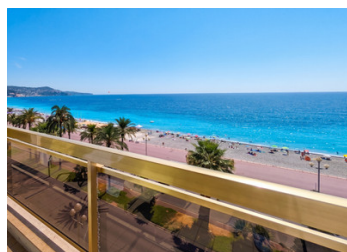


Promenade des Anglais: Frontline 159 m2 Apartment & Studio, Panoramic Sea Views, 2 Garages



INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	3
Bath:	3
Floor:	158 m2
Outside Space:	21 m2



IN BRIEF

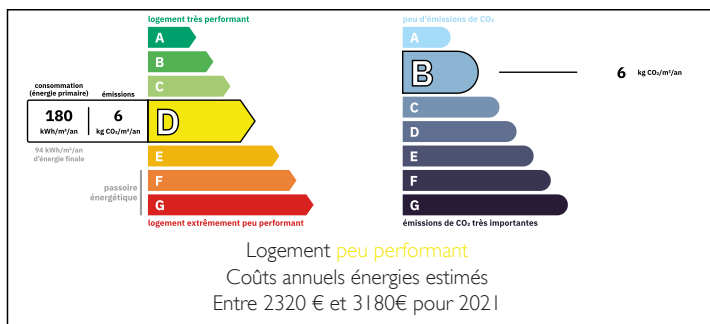
Vahe Pekmez and Leggett International Real Estate present a rare bundle of two apartments on Nice's iconic Promenade des Anglais.

Located in a prestigious frontline residence, and sold as a complete package on the same elevated floor, it comprises a 140 m2 main apartment and an independent, adjacent 19 m2 studio (159 m2 total).

The main apartment features a bright South-facing double living room with two (rare) floor-to-ceiling glass doors opening onto a sea-view balcony, an office, an independent kitchen, two bedrooms, two bathrooms with WC, a third guest WC, and a rear balcony.

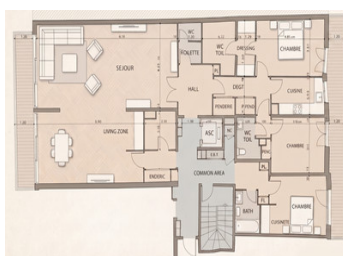
The separate studio offers a main living room with kitchenette, bathroom, and private balcony and is currently used for AirBnB rentals.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: **4760 EUR**

NOTES

DESCRIPTION

OVERVIEW:

Vahe Pekmez and Leggett International Real Estate present an extraordinary seafront opportunity situated on Promenade des Anglais in Nice. Positioned on an elevated floor of an prestigious condominium, this property offers a frontline setting overlooking the Mediterranean Sea with sweeping 180° panoramic views across the Baie des Anges.

This rare configuration brings together two separate apartments located on the same level: a generous 140 m2 main apartment and an adjacent, independent 19 m2 studio, offering a combined living surface of 159 m2.

A standout feature is the expansive South-facing double reception room, fitted with two large floor-to-ceiling sliding glass doors that open directly onto the seafront balcony—an exceptional and rarely found feature on the Promenade des Anglais. With dual South and North exposure, the apartment enjoys consistent natural light and pleasant cross-ventilation.

While both units are fully habitable, the property represents an ideal high-end renovation project. Discerning buyers or investors have a blank canvas to reconfigure the layout, create a bespoke contemporary interior, and significantly enhance value. The property's generous floor plan easily offers the potential to create 1 or 2 additional bedrooms or even connecting both apartments depending on lifestyle requirements.

The property is sold as a single bundle, which includes two private closed garages and basement storage spaces.

Monthly condominium fees: €640

Annual property tax (Taxe Foncière): €4,760

Energy rating (DPE): Main apartment Class D /